

Improved  
Residential

Vacant  
residential

Commercial  
& Industrial

This letter is supplemental to the Microsoft Excel spreadsheet containing the Benton County 2009 Ratio Study data. The excel file named Benton County 2009 Ratio Study contains a tab for each of the seven required classes of property to be analyzed as well as a summary tab with a synopsis of the required data. The excel file does contain formulas to assist in your analysis. Also included in this study is a tab containing parcel counts.

Benton County is a small rural county with approximately 7,582 parcels. Of the total number of parcels approximately 40.87% are agricultural parcels. Only 5.88% of all parcels are classified as Commercial Improved/Vacant and or Industrial Improved/Vacant.

Due to an insufficient number of sales in the rural area in like twshps we combined all twshps with no towns or small towns with no amenities. This includes Gilboa, Hickory Grove, Parish, Pine, Union and York

Due to the minimal # of valid sales in this property class the annual adjustment factor was established by combining the property classes of res improved and res vacant. There were no 2008 valid sale in this class. All sales involved in 2008 and 2007 had significant use changes. This left only 2006 and no way to time factor the sales. A ratio study was ran on these 3 sales using the trending factor of combined classes of above.

Industrial Improved and Vacant and Commercial Improved and Vacant: Due to the minimal number of valid sales all sales are combined in one ratio study and listed as County Wide.

Hopefully this letter of explanation will assist you in your review of the Benton County 2009 Ratio Study.